



**Date:** September 21, 2016

**Project Title:** *Patton Homestead Preservation Project*

**Name of Applicant:** *Town of Hamilton*

**Name of Organization:** *Town of Hamilton*

**Address:** *577 Bay Road, Hamilton, MA 01936*

**Telephone:** (978) 626-5248

**Email:** [PReffett@hamiltonma.gov](mailto:PReffett@hamiltonma.gov):

**CPA Category** (underline all that apply):    **Open Space**                      **Historic Preservation**  
    **Recreation**                      **Community Housing**

**CPA Funding Requested:** \$45,000

**Total Project Cost: TBD**

**Please attach answers to the following questions. Include supporting materials as necessary.**

**1. Project Description:** Please give a detailed project description, including specific objectives.

On May 12, 2012 the Town of Hamilton voted unanimously to accept Mrs. Joanne Patton's gift of her home, stables and 27 acre estate. The proposed project is to preserve this historically significant structure as an important element of Hamilton's historic legacy. The original part of the Homestead property was built in 1786, seven years before Hamilton was incorporated. It should be noted that important considerations for a property to be included on the National Register of Historic Places are connections to historic events, architectural development, or significant people. If a decision is made to pursue the designation, it would be hard to imagine that ownership of the property by the Patton family since 1928 would not qualify as a property that has been occupied by "significant people."

While today it is not fully known what the exact future use(s) of the building and property will be, it is imperative that the Homestead structure be preserved for all possible current and future use(s) given its significance. A 20 year capital facility evaluation was conducted in December 21, 2015. The Homestead building was evaluated by a qualified company, the Nonprofit Finance Fund (NFF), which is certified by the Commonwealth. The consultant found extensive amounts of improvement that needs to occur to the Homestead structure. It is noteworthy to mention that NFF was hired with funds that were made available by the Mass Cultural Facilities Fund. Their report was previously provided to the CPC as the Town unsuccessfully pursued preservation funds in early 2016. The evaluation guides this request and future improvements to the property with the understanding that they cannot occur at one time as capital is not available to that extent. However, the requested funding will provide funds to allow a manager/operator to make the property available for use and to allow it to generate funding for itself.

In the fall of 2016 the Town will be soliciting for a management / marketing entity to oversee the property and facilitate its usage for appropriate purposes that the selected entity deems fitting. The goal of the solicitation is to see the property become self-sufficient economically and comply with the Patton gift agreement so the collective resource benefits the citizens of Hamilton.

Recognizing the nature of the public use of the property it is understood that the property must comply with ADA requirements and all other federal, state or local building or access codes for a public building. This project, therefore, meets the CPA Project Eligibility Guidelines under “Rehabilitation and Restoration” which reads “Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state, or local building or access codes or federal standards for rehabilitation of historic properties.”

This modest preservation request is for \$45,000 to include roof reconstruction and dormer repair. Additional funds will be sought from other funding sources. Presently the town is pursuing permitting for a parking lot to serve future uses and will likely build it later this year. Other improvements to the property will include, septic system upgrades, likely a kitchen rebuild and numerous building system improvements like HVAC, electrical, etc. Exterior improvements including window rework, clapboards or repainting is also needed but will occur after the CPC funded elements take place. The type, sizing and character of some of these additional improvements will become apparent once a vendor has been contracted.

As a starting point to finance the broad range of property improvements necessary to make the property publicly useable, \$250,000 from the sale of 4 acres of the property has been set aside per the gift agreement. The Town has provided an additional \$250,000 for the property as well. Presently the Town is requesting an additional \$45,000 from the CPC under the CPA Historic Preservation category to support the restoration of this historically significant structure. Using these funds, in the fall of 2016 the Town will apply for additional funds from the Massachusetts Cultural Council (MCC) Facilities Fund to the maximum extent depending on the grant program and its criterion. The Town has already received two small MCC grants as part of the planning process for the property.

## **2. Goals:** How does this project accomplish the goals of the CPA? (See Guidelines for Project Submission for general criteria)

One of the purposes of the CPA is to acquire, preserve and rehabilitate historic resources. While many communities have used CPA funds to acquire historic properties and open space, Hamilton is fortunate to have received the Patton Homestead and 27 acres as a gift. This project is to preserve and rehabilitate the Homestead so that it is available for public use.

This project helps accomplish historic preservation applicable elements of the general criteria for CPA funding:

### **1. Address objectives or projects identified specifically within the Master Plan, the Heritage Landscape Inventory, or the Town’s scenic roads bylaw.**

As noted in the Community Preservation Plan, one goal from the Master Plan and the Heritage Landscape Inventory is “Complete capital projects to rehabilitate Town Hall and other historic properties, both within and outside of Hamilton’s Historic District.” The Patton Homestead meets the criteria for a historic property.

Located on Asbury Street, this project is on a scenic road as designated under MGL Chapter 40 section 15c.

The following paragraph which specifically mentions the Patton property is taken from the Heritage Landscape Inventory page 8:

“Estates”

“Hamilton has an outstanding collection of estates that were developed primarily as gentleman’s farms during the late 19th and early 20th century. These include the Bradley Palmer, Pingree, Appleton, Totten, Moseley, Winthrop and Patton

properties. Many are in highly visible locations and are important to the character of the community and the region. Some, such as Appleton Farms and Appleton Grass Rides, are already permanently protected. Others remain in private ownership. In most cases these properties are not well documented, which is an important goal of this Heritage Landscape Inventory Program. Community members expressed strong concerns about development pressures and were interested in exploring options that would preserve important visual features of former estates but allow for more flexible uses.”

The Patton Homestead is clearly one such property.

## **2. Preserve historic resources that are eligible for National Register status or that are within the historic district.**

- This is the home, since 1928, of two famous American Generals: WWII General George S. Patton and his son Korean and Vietnam conflicts Major General George S. Patton.
- Designation for National Register status may be pursued. We have learned that the important considerations for a property to be included on the National Register are connections to historic events, architectural development, or *significant people*. The Patton family certainly qualifies as “significant people.”
- As an example of how others perceive the Patton family, in October, 2013 the Essex National Heritage Commission awarded its 2013 Essex Heritage Hero Award to the Patton family for their service to community, heritage, and country. From their generations of military service to their involvement with countless nonprofit and service organizations locally and across the globe, the Patton’s were lauded for their generosity and commitment to others. “They are true heroes to those who care about this region and beyond,” said Annie Harris, executive director of the Essex National Heritage Commission. More than 400 people attended the awards dinner, many of them in military uniform. At the event the microphone was passed around as attendees made toasts, sharing Patton family anecdotes and thanking them for their devotion to military service, the disabled, veterans and numerous other causes. An exhibit from the Patton Family Archives, currently housed at the Homestead, included wartime letters exchanged between General Patton and his son between 1942 and 1945 and the jacket Major General Patton was wearing when he was wounded in Vietnam in 1968, earning him a Purple Heart.
- The Essex National Heritage Commission highlighted the Patton’s contribution to the region in the event program: “Since arriving at Green Meadows Farm in South Hamilton in 1928, the Patton family has created a legacy of public service and preserving the natural and cultural resources of Essex County. In 1980, Green Meadows became the permanent home of Joanne Patton and her family when her husband, Major Gen. George S. Patton, retired from his military career, and she immediately immersed herself in community service. From the Red Cross to the North Shore Association for Volunteerism to Operation Troop Support, the list of nonprofit organizations that have benefited from Joanne Patton’s dedication is long and diverse. Upon her husband’s death in 2004, she became overseer of Green Meadows Farm, sustaining her husband’s agricultural legacy and providing educational programs to encourage future generations to appreciate and preserve farming.”
- The five Patton children, who spent part of their youth at the Patton Homestead, have all gone on to lead lives of distinguished service.
  - Margaret Patton, now Mother Margaret Georgina Patton, was recently named Mother Superior at the Abbey of Regina Laudis, a Benedictine monastery in Bethlehem, CT. The Abbey was founded by Mother Benedict Duss in profound gratitude to Gen. George S. Patton and his 3rd Army, who liberated her town in France during WWII.
  - George Patton V was born with intellectual disabilities and became an inspiration to his parents and others. An accomplished artist and horseman he won the gold medal in

equestrian at the International Special Olympics in 1987. His famous grandfather was on the US Pentathlon team in the 1912 Olympics in Stockholm. The Patton family has been tireless advocates for people living with disabilities for decades.

- Robert Patton is an author and historian. His most recent books have focused on the role of privateers during the American Revolution and, more recently, the history of American foreign war correspondents. He is also the author of the acclaimed “The Patton’s- A Personal History of an American Family.”
- Ben Patton is a documentary filmmaker in NYC and founder of the nonprofit Patton Veteran’s Project. His “I Was There” film workshops enable veterans with PTSD and traumatic brain injury to tell their stories via film. His work with veterans has been highlighted on CBS news, MSNBC, the Huffington Post, Voice of American, NPR, Deepak Chopra’s One World and the BBC, plus many others. He is also the author of “Growing Up Patton.”
- Helen Patton is a performing arts professional who lives in Europe. She is the founder of The Patton Stiftung Trust, which fosters peace and reconciliation via the arts. She works tirelessly to keep the memory of the “greatest generation” alive and is a frequent keynote speaker at WWII ceremonies throughout Europe.

### **3. Leverage other historic preservation funding.**

- The Town will be using the \$250,000 received per the gift agreement from the sale of four acres of property combined with another \$250,000 of public funds for various property improvements.
- A 100% match of funds from the Town of Hamilton and eligible CPA funds will be pursued from the Massachusetts Cultural Council (MCC) Facilities Fund. This could be as much as an additional \$500,000 from the Commonwealth. MCC has already awarded two grants to the Town to assist in the development of the Homestead. The Town will pursue another request to the MCC in their fall 2016 grant round which will be offered in mid-October, 2016.

\* Massachusetts Development Finance Agency “MassDevelopment” Mass Cultural Facilities Fund Detail:

- Capital Grants- for the acquisition, design, construction, repair, renovation, rehabilitation or other capital improvement or deferred maintenance of a cultural facility. All of the following qualify for consideration: new construction, additions to an existing structure, renovations or repair to an existing structure, fixed/integrated equipment, and combo of the above.
- Matching Funds 1:1
- Projects must demonstrate that it will benefit tourism in the local area; municipalities must demonstrate how 50% or more of its facility is for cultural purposes. This confirmation would be highly demonstrative with the Patton property and its intended public use(s).

Other grants will also be identified and pursued as applicable.

### **4. Support historic properties that provide a clear public benefit.**

The Patton Homestead and surrounding acres is a public park available for a variety of recreational activities in perpetuity.

Among the many possible opportunities that the Patton Homestead would provide with a management vendor include:

- be available for public meetings and other events
- be available for rental for private events by townspeople and others
- be available for veterans’ organizations for meetings and other military related activities and events
- provide tours of this historic property and the Patton Family Archives

- provide restrooms and food service resources for townspeople and others who use the grounds for cook outs, hiking trails, cross country skiing, Town sponsored events, river walks (being built in partnership with the Essex Greenbelt for birding and canoeing), scouting events, and other passive recreation.

As evidence of the potential popularity of the Patton Homestead for these kinds of activities, the Executive Director of the North of Boston Convention and Visitors Bureau has stated that the Patton Homestead will most certainly be a popular tourist destination.

**3. Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones? Will this be a multi-year/multi-faceted project? If so, the proposal should be submitted in two phases; phase one for the study/engineering, followed by phase two for the project completion.

The Town has developed the following timeline:

Dec 15– Jan 2016	Received and analyzed facility evaluation report; provided to CPC
Jan 2016	Submitted \$168,000 funding request to CPC – no funds awarded
Aug – Sep 2016	Pursue parking lot permitting to support future uses
Sep 22, 2016	Presented \$81,000 preservation request to CPC; They recommend \$45,000
Sep - Oct 2016	Present proposal and CPC request at Town Meeting
Oct 2016	Construct gravel parking lot
Oct – Nov 2016	Prepare / submit MCC grant application
Oct – Nov 2016	Begin implementing CPC funded improvements
Nov – Dec 2016	Proponent operators' proposals due
Dec - Jan 2017	Select proponent/operator
Jan 2017 forward	Operator use, management of property for intended purpose(s)
April – June 2017	Finish CPC funded improvements

**4. Budget:** Please provide a full budget including the following information, as applicable.

(NOTE: CPA funds may not be used for maintenance):

- a. Total amount of the project cost, with itemization of major components.

<b>CPC REQUEST ITEM</b>	<b>COST</b>
Roof reconstruction	\$42,000
Dormer repair	\$3,000
<b>REQUEST TOTAL</b>	<b>\$45,000</b>

- b.* Additional funding sources. Please include those that are available, committed, or under consideration including fundraising, other grants, etc.

In addition to CPA funds and the aforementioned \$500,000, matching funds will be applied for from the MA Cultural Council Facilities Fund and other applicable sources as they become available.

Fundraising will also occur by the contractor-operator after they have been selected for property improvement purposes.

- c.* Describe the basis for your budget and the sources of information you used, including evidence detailing that the lowest bid has been received.

Cost estimate information has been provided by the Nonprofit Finance Fund work estimates and the Town of Hamilton Facilities Manager who has decades of building improvement experience. No bids have been undertaken at this point.

**5. Support:** Have the appropriate Town Boards and Commissions expressed support and/or approved the project? What is the nature and level of community support for this project?

Please provide evidence that you are qualified and eligible to undertake the project.

On May 12, 2012 the Town of Hamilton voted unanimously to accept Mrs. Joanne Patton's gift of her home, stables and 27 acre estate.

In the summer of 2014 tours of The Patton Family Archives were offered for the first time. Over 200 people attended - all tours were fully booked and a waiting list was developed.

In April, 2015 the BOS appointed the Board of Incorporators to establish a 501(c)3 nonprofit organization to manage the Homestead in a manner that will not be a burden to the Town.

In July 2015 and 2016, the Wenham Museum used the property for Military History Day that was attended by hundreds. Military History Day was previously held at the Wenham Museum. Tours of the Archives were offered; all tours were full.

The American Legion and other Veterans' groups are considering a Purple Heart Trail Road Race that will begin and/or end at the Homestead.

The Hamilton Historical Society is interested in maintaining a permanent office at the Homestead.

The North of Boston Convention and Visitors Bureau is very interested in promoting the Homestead for group tours including international groups. Tours could be combined with existing tours of Green Meadows Farm.

"I Was There" film workshops, a program of the Patton Veteran's Project founded by Ben Patton, conducted two film workshops for veterans at the Homestead and hopes to do more.

Other interest has already been expressed by groups including Gold Star Families, the Massachusetts Fallen Heroes Fund, the VFW, the Massachusetts Department of Veterans Services, and the Chelsea Soldiers' Home.